



DESIGN REVIEW BOARD MEETING AGENDA

Thursday, September 11, 2014

Bob Deardorff, Chairman

Wahid Alam
Brian Andersen
Brian Johns

Ben Palmer
Darrell Truitt
Jason Watson

**Gilbert Municipal Center
Conference Room 300
50 E. Civic Center Drive
Gilbert, AZ 85296**

**Study Session: 4:30-5:00 P.M.
Regular Meeting: 5:30 P.M.**

TIME	AGENDA ITEM	BOARD ACTION
4:30 P.M.	CALL TO ORDER STUDY SESSION	
	1. DR14-29 - Agritopia Epicenter - Site plan, landscape, grading and drainage, elevations, floor plans, color and materials and lighting for approximately 21.8 acres located at the northwest corner of Higley and Ray Roads zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729	
	2. DR14-30 - Crossroads Towne Center Pad F - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.15 acres located north of the northeast corner of Gilbert Road and Germann Road zoned Regional Commercial with a Planned Area District overlay. Jordan Feld (480) 503-6748	
	3. Z14-15-B - An amendment to the Town of Gilbert Land Development Code to amend Land Use Regulation Tables in all Zoning Districts, Amend Development Regulations and Site Regulations in all Zoning Districts, amend Sign Regulations and Subdivision Regulations. Jordan Feld (480) 503-6748	
	4. Discuss any revisions to the agenda including but not limited to changes to conditions, changes to placement of items on the published agenda.	
	ADJOURN STUDY SESSION	

	AGENDA ITEM	BOARD ACTION
5:30 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	5. APPROVAL OF AGENDA	
	6. COMMUNICATIONS FROM CITIZENS At this time, members of the public may comment on matters not on the agenda. The Board's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	
	ADMINISTRATIVE ITEMS	
	7. Election of Officers - Chairman and Vice Chairman	Discussion; possible action by MOTION
	8. Minutes - Consider approval of the minutes: Study Session & Regular Meeting of August 14, 2014	Discussion; possible action by MOTION
	PUBLIC HEARING (CONSENT)	
	Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Board or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.	
	9. DR14-19 - Light of Christ Lutheran Church - Site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for approximately 6.5 acres located at the northeast corner of Greenfield Road and Chandler Heights Road, zoned Neighborhood Commercial (NC) and Single Family 7 (SF-7) zoning district. Nathan Williams (480) 503-6805	Hearing; possible action by MOTION
	10. DR14-23 - Desert Shore Pediatrics - Final site plan, landscape plan, grading and drainage, lighting, building elevations, colors and materials for 1.15 acres located north of the northeast corner of Higley Road and Chandler Heights Boulevard, zoned Shopping Center (SC) zoning district. Jordan Feld (480) 503-6748	Hearing; possible action by MOTION

	AGENDA ITEM	BOARD ACTION
	<p>11. DR14-24 - Rivulon Office Building 1B1 - Site plan, landscape, grading and drainage, elevations, lighting, colors and material for an approximately 12 acre site located at the northeast corner of S. Gilbert Road and Santan Freeway in Regional Commercial (RC) and Business Park (BP) zoning districts, all with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812</p>	<p>Hearing; possible action by MOTION</p>
	<p>12. DR14-25 - Popeye's Louisiana Kitchen - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for 0.98 acres zoned Regional Commercial (RC) with a Planned Area District (PAD) overlay. Amy Temes 480-503-6729</p>	<p>Hearing; possible action by MOTION</p>
	<p>13. DR14-26 - Brakes Plus - Site plan, landscape plan, grading and drainage, elevations, floor plan, lighting, colors and materials, and signage for 0.9 acres located north of the northwest corner of Higley and Chandler Heights Roads zoned Neighborhood Commercial (NC). Jordan Feld (480) 503-6748</p>	<p>Hearing; possible action by MOTION</p>
	<p>14. ST14-04 - Elliot Groves at Morrison Ranch, Parcel 2C - Six (6) new standard plans (3513, 3514, 3516, 3523, 3526, 3536) by Taylor Morrison on 94 lots (Lots 69-162) generally located at the southeast corner of Recker and Elliot Roads in the Single Family-Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812</p>	<p>Hearing; possible action by MOTION</p>
	<p>15. ST14-05 - Elliot Groves at Morrison Ranch, Phase 2B - Six (6) new standard plans (5403, 5404, 5413, 5414, 5423 and 5424) by Taylor Morrison on 68 lots (Lots 1-68) generally located at the southeast corner of Recker and Elliot Roads in the Single Family-7 (SF-7) zoning district with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812</p>	<p>Hearing; possible action by MOTION</p>
	PUBLIC HEARING	
	<p>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Board.</p>	

	AGENDA ITEM	BOARD ACTION
	16. ST14-06 - Higley Point - Four (4) new standard plans (Plans 1652, 1899, 2415 and 2621) by Porchlight Homes on 44 lots located west of the northwest corner of Higley Road and Williams Field Road. The project property is zoned Single Family (SF-D) with a Planned Area Development (PAD) overlay. Nichole McCarty (480) 503-6747	Hearing; possible action by MOTION
	COMMUNICATIONS	
	17. Report from Chairman and members of the Board on current events.	
	18. Report from Council Liaison.	
	19. Report from Planning Manager on current events.	
	ADJOURN	Motion to ADJOURN

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Gilbert Design Review Board is a Regular Meeting, Thursday, October 9, 2014, 5:30 p.m. Gilbert Municipal Center, 50 E. Civic Center Drive, Gilbert, AZ